

**2020006335 00022**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$446.00**

PRESENTED & RECORDED  
02/14/2020 09:05:46 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

**BK: RE 3508**

**PG: 1 - 3**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax:** \$446.00

**Tax Parcel Identification Number:** 5883-96-1928.000

**This instrument was prepared by:** T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

**Mail Tax Bill to:** 450 Craver Pointe Drive, Clemmons, NC 27012

**Property Address:** 450 Craver Pointe Drive, Clemmons, NC 27012

Brief description for the Index: Lot No. 40, Village Club, Section 1

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THIS DEED made this 13 day of February, 2020 by and between

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**GRANTOR**

KIRK J. BATULAN  
and wife,  
CHELSEA R. BATULAN

120 Tyler Court  
Advance, NC 27006

**GRANTEE**

CARMICHAEL ST. AUBYN HENRY  
and wife,  
JULIAN ANNETTA HENRY

450 Craver Pointe Drive  
Clemmons, NC 27012

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3347 Page 1324, Forsyth County Registry.

THIS IS   ✓   OR IS NOT        THE GRANTOR'S PRIMARY RESIDENCE

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: subject to easements and restrictions of record, if any; and 2020 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kirk J. Batulan (SEAL)      Chelsea R. Batulan (SEAL)  
KIRK J. BATULAN                      CHELSEA R. BATULAN

STATE OF North Carolina

COUNTY OF Forsyth

I, Darlene S. Rierson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Kirk J. Batulan and wife, Chelsea R. Batulan either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 13 day of February, 2020.

Darlene S. Rierson  
Notary Public  
Name: Darlene S. Rierson  
My Commission Expires: 12/26/2020

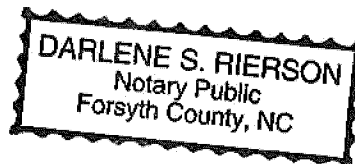


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEING all of Lot No. 40 as shown on a recorded plat entitled "Village Club, Section 1" as developed by the New Fortis Corporation, said map prepared by Borum, Wade and Associates, P.A., October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the Office of The Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.